

SEC. 10-1.300 RESIDENTIAL NATURAL PRESERVATION DISTRICT (RNP)

Sections:

Section 10-1.305 Purpose.

Section 10-1.310 Subdistricts.

Section 10-1.315 Uses Permitted.

Section 10-1.320 Conditionally Permitted Uses.

Section 10-1.325 Lot Requirements.

Section 10-1.330 Yard Requirements.

Section 10-1.335 Height Limit.

Section 10-1.340 Site Plan Review Required.

Section 10-1.345 Minimum Design and Performance Standards.

SEC. 10-1.305 PURPOSE.

The purpose of the Residential Natural Preservation (RNP) District is to allow for the development of area where topographic configuration is a major consideration in determining the most appropriate physical development of the land, and to allow such development only where it is subservient to and compatible with the preservation of major natural features of the land such as preserving the tree line in this zoning district. It is the intention of the regulations for this district that such district be served by limited circulation facilities, and that it be utilized where large open spaces, individual privacy, and semi-agricultural pursuits are desired by the owners and suited to the land.

SEC. 10-1.310 SUBDISTRICTS.

Combining B40, B5A, and B10A District (See Section 10-1.2400).

SEC. 10-1.315 USES PERMITTED.

- a. **Primary Uses.** The following uses, or uses determined to be similar by the Planning Director, are permitted in the RNP District.

(1) **Residential Uses.**

(a) Single-family dwelling.

(b) Group home.

(6 or fewer residents excluding staff). (See definitions)

(2) **Other Uses.**

(a) Day care home.

(State-licensed, less than 24-hour care for children or adults, 14 or fewer persons, excluding staff. See definitions)

(b) Public agency facilities

(See definitions)

- b. **Secondary Uses.** The following uses are permitted as secondary or subordinate uses to the primary uses permitted in the RNP District:

- (1) **Residential Uses.**
Attached second dwelling unit. (Also referred to as a “Granny or in-law unit.” See Section 10-1.245n.)
- (2) **Other Uses.**
 - (a) Accessory buildings and uses. (See Section 10.1.245)
 - (b) Garage sales. (4 per year per dwelling. See General Regulations, Section 10-1.2735e.)
 - (c) Home Occupation. (See definitions)
 - (d) Household pets.

SEC. 10-1.320 CONDITIONALLY PERMITTED USES.

- a. **Administrative Uses.** The following uses, or uses determined to be similar by Planning Director, are permitted in the RNP District subject to approval of an administrative use permit:

- (1) **Residential Uses.**
None.
- (2) **Other Uses.**
 - (a) Cultural facility.
 - (b) Day care center. (State-licensed, less than 24-hour care for children or adults, 15 or more persons, excluding staff. See definitions)
 - (c) Educational facility.
 - (d) Home Occupation, expanded. (See definitions)
 - (e) Livestock.
 - (f) Recreational facility.
 - (g) Religious facility.

- b. **Conditional Uses.** The following uses, or uses determined to be similar by Planning Director, are conditional uses permitted in the RNP District subject to the approval of a conditional use permit:

- (1) **Residential Uses.**
Large group home. (7 or more residents, excluding staff.)
- (2) **Other Uses.**
None.

SEC. 10-1.325 LOT REQUIREMENTS.

- a. Minimum Lot Size: 20,000 square feet.
- b. Minimum Lot Frontage: 35 feet.
- c. Minimum Flag Lot Frontage.
 - (1) One-Flag Lot: 22 feet.
 - (2) Two-Flag Lots: 28 feet.
(Note: Flag lots should general be avoided where other lot designs are possible and they should not be used solely to increase the maximum number of lots. See General Regulations Section 10-1.2720b., City Standard Detail #SD-109, and Design Guidelines for additional flag lot criteria)
- d. Minimum Average Lot Width: 100 feet.
- e. Maximum Lot Coverage: 30 percent.
- f. Maximum Rear Yard Coverage: 40 percent when not within tree line.
(Cumulative coverage of the required rear yard area for accessory structure(s) plus one-story home addition).
- g. Minimum Lot Depth: 100 feet.
- h. Special Lot Requirements and Exceptions: See General Regulations Section 10-1.2720.

SEC. 10-1.330 YARD REQUIREMENTS.

- a. Minimum Front Yard: 20 feet.
- b. Minimum Side Yard: 30 feet combined, with no one side yard of less than 10 feet.
- c. Minimum Side Street Yard: 10 feet.
- d. Minimum Rear Yard: 20 feet, or 30 feet from tree line.
- e. Special Yard Requirements and Exceptions: See General Regulations Section 10-1.2725.

SEC. 10-1.335 HEIGHT LIMIT.

- a. Maximum Building Height: 30 feet.

- b. Maximum Accessory Building Height: 14 feet and one story.
(See General Regulations Section 10.2735f. for height exceptions allowed for livestock barns)
- c. Maximum Height for Fences/hedges/walls.
 - (1) Front and Side Street Yard: 4 feet.
 - (2) Side and Rear Yard: 6 feet.
(See Section 10-1.245 for additional standards)
- d. Special Height Requirements and Exceptions: See General Regulations Section 10-1.2730.

SEC. 10-1.340 SITE PLAN REVIEW REQUIRED.

Site Plan Review approval shall be required before issuance of any building or construction permit or construction of a fence within this district only if the Planning Director determines that a project materially alters the appearance and character of the property or area, or may be incompatible with City policies, standards, and guidelines. This may include fences, such as anodized gray chain link fences, which are visible to the public.

SEC. 10-1.345 MINIMUM DESIGN AND PERFORMANCE STANDARDS.

The City recognizes that high-quality design of residential structures can contribute to a positive appearance of neighborhoods and improve the overall character of neighborhoods. This Section establishes design and performance standards that shall apply to the construction of new single-family dwellings, additions to existing dwellings and accessory buildings and uses.

For single-family dwelling, additions, accessory buildings and uses refer to the development criteria and standards contained in the Single-Family District, Section 10-1.200.

For non-residential development refer to standards contained in the Neighborhood Commercial District, Section 10-1.845, Minimum Design and Performance Standards.